

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Subdivide a 2.84 acre site into 2 single family residential lots: Lot 1- 0.89 acres and Lot 2 – 1.95 acres. The site includes 1.2 acres of steep slope critical areas (greater than 40% slopes) and the applicant has provided supporting geotechnical information to reduce the steep slope buffer from 50 feet to a range of 25 to 10 feet, plus a 15-foot building setback. The steep slopes would be protected with a Native Growth Protection Easement (NGPE) on the lots. The residential lots would be accessed off 227th Ave SE.

Applicant/Owner: Scott Honji
16219 NE 58th Ct.
Redmond, WA. 98052

Permit Number: PP13-00004 – Honji Huang Short Plat

Location of Proposal: XXXX 227th Ave SE. The project site address is located at the south end of 227th Ave SE, which comes off SE 48th St approximately .5 miles west of Issaquah-Pine Lake Road.

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **January 21, 2015 to February 11, 2015**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) This threshold determination is based on review of a Short Plat Plan received November 7, 2014; Environmental Checklist received July 17, 2013; Geologic Assessment (Terry Swanson) received July 10, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the preliminary plat. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Steep slopes - The site includes 1.2 acres of steep slope critical areas (slopes greater than 40%), located along the east portion of the parcel. The slope is at the headwaters of a small intermittent

drainage. A Geologic Assessment (Terry Swanson, received July 10, 2014) was prepared to evaluate geologic conditions and the report recommended a reduction in the steep slope buffer from 50 feet to a range of 25 to 10 feet, plus a 15-foot building setback. The report concluded the proposed setback provides an adequate margin of safety to ensure that minor colluvial landslides would not pose any significant threat to long-term stability. The 10-foot buffer is recommended in the southwest corner of the property where it appears the top of the 40% steep slope is off-site. The topography shall be verified and the buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. This may require increasing the 10-foot steep buffer on site. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).

2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. Off-site Wetland – There is an off-site wetland and the buffer may extend onto the northeast corner of the site. The wetland buffer area shall be verified, shown on the short plat plans, and protected with a Native Growth Protection Easement (NGPE).
4. Public Services - The proposal would have a potential impact on public services, including police and general government buildings. IMC Chapter 18.18, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The current mitigation fee is \$140.90 per new single family residence for the General Government Buildings mitigation fee and \$180.36 per new single family residence for the Police mitigation fee. The mitigation fee is paid at the time of building permit issuance and the actual fee amount is determined at that time. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received July 17, 2013 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. Topography in the southwest corner of the site shall be verified to determine the location of the 40% slopes. This may require increasing the 10-foot steep buffer proposed in the southwest corner of the site. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).
2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. There is an off-site wetland and the buffer may extend onto the northeast corner of the site. The wetland buffer area shall be verified, shown on the short plat plans, and protected with a Native Growth Protection Easement (NGPE).

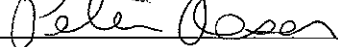
4. The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

Responsible SEPA Official: Peter Rosen

Position/Title: Senior Environmental Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 1/21/2015

Signature:  _____

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments

